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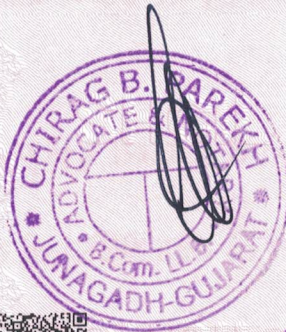
सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

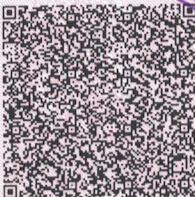
Certificate of Stamp Duty

Serial No. 709
Book No. 01
Page No. 126
Receipt No. 709
Date. 4 JUL 2023

Certificate No. : IN-GJ97640438625701V
Certificate Issued Date : 04-Jul-2023 05:18 PM
Account Reference : IMPACC (AC)/ gj13303811/ JUNAGADH/ GJ-JU
Unique Doc. Reference : SUBIN-GJGJ1330381121219770553596V
Purchased by : DEVANG PANDYA
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : PIYUSHKUMAR RASHIKLAL JIVANI
Second Party : Not Applicable
Stamp Duty Paid By : PIYUSHKUMAR RASHIKLAL JIVANI
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



4 JUL 2023



IN-GJ97640438625701V

IE 0003606554



FORM 'B'

[Seerule3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

AFFIDAVIT CUM DECLARATION

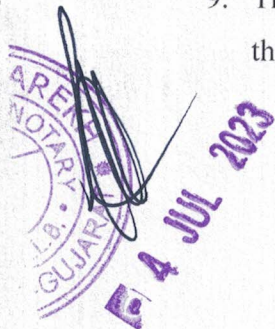
AFFIDAVIT CUM DECLARATION of **Mr. PIYUSHKUMAR RASHIKLAL JIVANI** promoter of the proposed project/ duly authorized by the promoter **GALAXY CAPITAL AND CO** of the proposed project **GALAXY CAPITAL**, vide its/his/their authorization dated 03rd July, 2023.

I, **PIYUSHKUMAR RASHIKLAL JIVANI** promoter of the proposed project/ duly authorized by the promoter **GALAXY CAPITAL AND CO**, of the proposed project **GALAXY CAPITAL**, do hereby solemnly declare, undertake and state as under:

1. That I/promoter have/has a legal title to the land on which the development of the project is proposed
2. The said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31/12/2026.

PA & NOTARY
m. L.L.B. JUNAGADH
JUNAGADH-GUJARAT
E 4 JUL 2023

4. That seventy percent of the amounts realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate accounts shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I/promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



GALAXY CAPITAL AND CO.

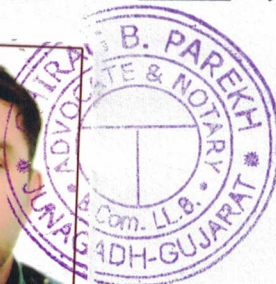
Tilash R. J.
PARTNER

Deponent

VERIFICATION

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verify by me at _____ on this _____ day of _____, 2023



GALAXY CAPITAL AND CO.

Tilash R. J.
PARTNER

Deponent

4 JUL 2023
Solemnly Affirmed in
Presence of witness

(CHIRAG B. PAREKH)

GALAXY CAPITAL AND CO

102, SAIDARSHAN APARTMENT, SHANTI NAGAR, ZANZARDA ROAD, JUNAGADH, GUJARAT
362001

**AUTHORISATION LETTER TO APPOINT MR. PIYUSHKUMAR RASHIKLAL JIVANI
FOR RERA REGISTRATION OF REAL ESTATE PROJECT "GALAXY CAPITAL"
BEING DEVELOPED BY THE FIRM AND MATTERS INCIDENTAL THERETO**

RESOLVED THAT MR. PIYUSHKUMAR RASHIKLAL JIVANI (Partner) be and is hereby appointed as Authorized representative to sign and submit all the necessary papers, letters, form etc. to be submitted by the firm in connection with registration of its real estate project "**GALAXY CAPITAL**" with Gujarat Real Estate Regulatory Authority and matters incidental thereto. The acts done and documents shall be binding on the firm, until the same is withdrawn by giving written notice thereof.

Certified to be true

For **GALAXY CAPITAL AND CO**

Date: 03rd July, 2023

Partners

RITESHBHAI VINODRAI BHATT

D. V. Rmt

MITULKUMAR BABUBHAI BHALANI

M. B. Patel

PRAMIT POPATBHAI ADODARIA

P. P. Adodaria

KISHOR JAYANTILAL BATHANI

B. K. Bathani (C)

GALAXY CAPITAL AND CO

102, SAIDARSHAN APARTMENT, SHANTI NAGAR, ZANZARDA ROAD, JUNAGADH, GUJARAT
362001

PIYUSHKUMAR RASHIKLAL JIVANI

પિયુષ ર. જ.

CHANDRAKANT GANGJI BHUT

C. G. Patel

SATISHKUMAR JAYANTILAL BHALANI

મહાત્મા સતિષ કમાર. ર.



IN-GJ97662587630842V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

₹300

Certificate No.

IN-GJ97662587630842V

Certificate Issued Date

04-Jul-2023 05:38 PM

Account Reference

IMPACC (AC)/ gj13303811/ JUNAGADH/ GJ-JU

Unique Doc. Reference

SUBIN-GJGJ1330381121222798186704V

Purchased by

DEVANG PANDYA

Description of Document

Article 5(h) Agreement (not otherwise provided for)

Description

AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.)

0
(Zero)

First Party

PIYUSHKUMAR RASHIKLAL JIVANI

Second Party

Not Applicable

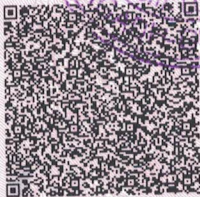
Stamp Duty Paid By

PIYUSHKUMAR RASHIKLAL JIVANI

Stamp Duty Amount(Rs.)

300
(Three Hundred only)

Serial No. 708
Book No. 01
Page No. 122
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4 JUL 2023



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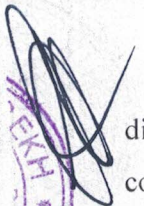
AFFIDAVIT CUM DECLARATION

AFFIDAVIT CUM DECLARATION of **Mr. PIYUSHKUMAR RASHIKLAL JIVANI** authorized signatory of **GALAXY CAPITAL AND CO** for the project **GALAXY CAPITAL**, situated at Sky City, Zanzarda Bypass, Near Faldu Wadi, Opp. Krishna Petrol Pump, Junagadh.

I, **PIYUSHKUMAR RASHIKLAL JIVANI** as authorized signatory of proposed project **GALAXY CAPITAL**, duly authorized by the promoter of the project, do hereby solemnly declare, undertake and state as under:

I/we submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. We hereby undertake that till the drainage connectivity is provided by the concerned authority, Septic Tanks and Soak well would be provided in accordance with (IS 2470). The provision for disposal of drainage would be as per Rule 23.10.1 of the new GDCR – 2017.

I/we further undertake that I/we will take building use permission form planning authority after providing/constructing/executing drainage and sewerage disposal system as per GDCR/NBC. A copy of the same will be submitted to Gujarat Rera thereafter for their record.


CHIRAG B. PAREKH
JUNAGADH
4 JUL 2023

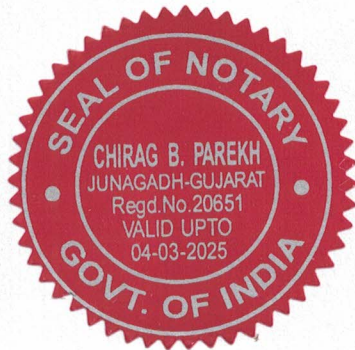
I/we also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the allottees.

I/we understand that the entire responsibility for the same will be that of Promoter/Architect/Engineer/Site Supervisor/Land Owner.

GALAXY CAPITAL AND CO.

Chirag B. Parekh
PARTNER

Deponents



4 JUL 2023
Solemnly affirmed in
Presence of witness
(Signature)
(CHIRAG B. PAREKH)
NOTARY
GOVT. OF INDIA
JUNAGADH-GUJARAT